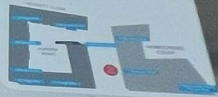




MARINE WHARF EAST  
Aurora Point  
Harbourside Court

WELCOME TO  
MARINE WHARF EAST



For further assistance please  
visit the concierge office,  
alternatively use the intercom  
at each entrance door.

Winchester Square, SE8 3FQ  
Asking Price £450,000

coop  
OF LONDON EST. 1986

# Winchester Square, SE8

- **Luxury one bed apartment**
- **Double sized bedroom**
- **Large living room area/kitchen**
- **Private Balcony**
- **Close to transport links**

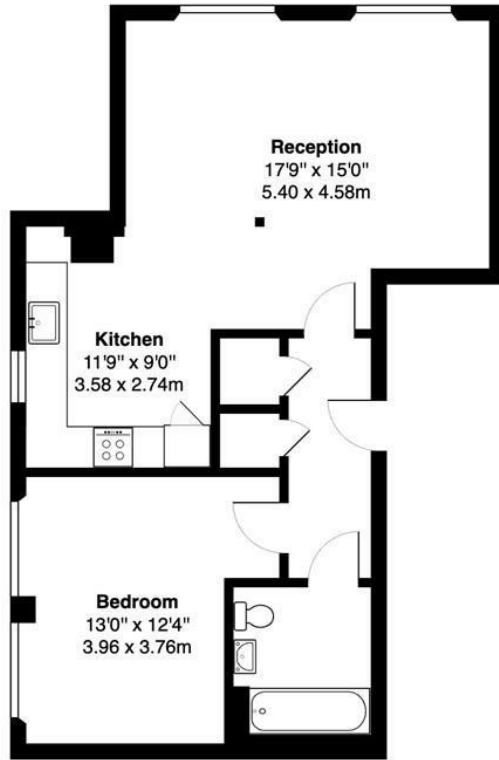
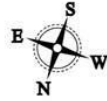
**Luxury one bedroom property within the ever-popular Marine Wharf development.**

**Set on the third floor of a secure portered building, this apartment comprises: entrance hallway, double bedroom with built-in storage, luxury bathroom open-plan reception/kitchen and balcony.**

**Marine Wharf is situated nearby to Surrey Quays and Canada Water stations allowing quick access to Canary Wharf and the City. Local amenities can be found close by.**







3rd Floor

Aurora Point, Winchester Square London, SE8

Total Gross Area: 610 ft<sup>2</sup> ... 56.7 m<sup>2</sup>

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
info@coopersonlondon.co.uk

**0207 580 9658**

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